



Blackthorn Lane, , Horncastle, LN9 5FF

- BRAND NEW 2021, SPACIOUS 1,642 sq ft, HIGH SPECIFICATION detached HOUSE by AWARD WINNING local builder of 50 years Brian Todd Homes
- VERY DESIRABLE cul-de-sac location, EXCLUSIVE DEVELOPMENT of only 5 BESPOKE properties, VERY CONVENIENT for town CENTRE
- Lawned front garden and SOUTH east facing, PRIVATE, fully fenced/hedged rear GARDEN including EXTENSIVE sandstone paved PATIO, external lighting, power & water
- 229 sq ft dual aspect LOUNGE with feature fireplace having inset WOOD/multi fuel BURNER, and there is an OFFICE
- FOUR DOUBLE bedrooms (all with built in furniture), TWO MODERN bathrooms (and a W.C.), THREE receptions
- GARAGE WORKSHOP (with remote controlled roller shutter door, light, power, window and pedestrian doors to utility and rear garden), Off road PARKING for 4 cars, CARAVAN
- REALLY GOOD '81' 'B' ENERGY efficiency RATING, SLIDING SASH double glazing, mains gas UNDER FLOOR HEATING downstairs, CENTRAL HEATING upstairs
- 290 sq ft MODERN dual aspect soft close fitted KITCHEN DINER incl ISLAND with breakfast bar, APPLIANCES incl induction hob, oven, wine cooler, dishwasher etc, FRENCH doors

Price £450,000

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HERE TO GET *you* THERE

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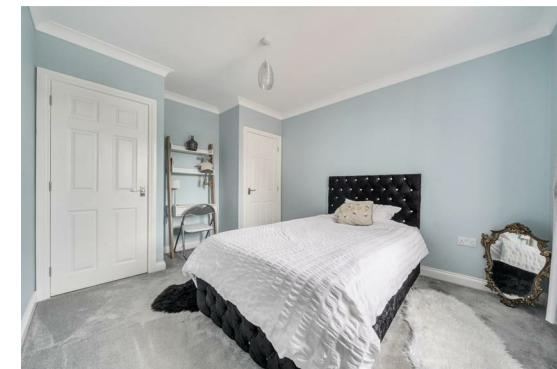
DESCRIPTION

This is a brand new 2021 high specification 4 double bedroom (all with built in furniture), 3 reception (including 290 sq ft kitchen diner), 2 bathroom (and a downstairs W.C.) spacious 1,642 sq ft detached house in a desirable cul-de-sac location with south east facing private rear garden and a garage workshop having extensive parking, including for caravan if required, on an exclusive development of only five bespoke properties by very reputable award winning local quality builder of 50 years Brian Todd Homes, in a very convenient location for the centre of the well serviced historic town of Horncastle, and there is a 10 year NHBC (National House Building Council) warranty.

The quality build also benefits from a really good 'B' '81' energy efficiency rating, quality sliding sash double glazed windows with 30 year guarantee, mains gas fired under floor heating to the ground floor and radiators to the first floor, with Worcester boiler, wood/multi fuel wood burner, ample double electrical power sockets and TV including to all the bedrooms and kitchen diner, oak veneer internal doors, low maintenance corbelled brickwork in lieu of soffits and fascias, 'stone' window sills, external lighting, power and water tap.

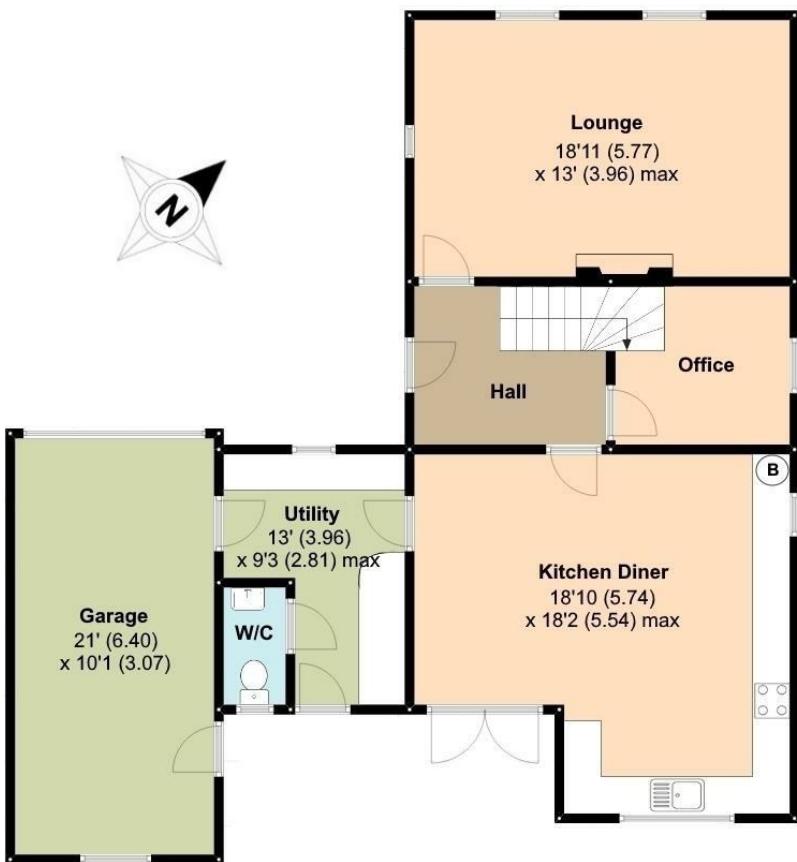
Outside is the attached garage workshop (with remote controlled roller shutter door, light, power, plastered walls, rear window and pedestrian doors to utility and rear garden), extensive parking for 4 cars, including for caravan if required, lawned front garden and south east facing, private, fully fenced/hedged rear garden including extensive sandstone paved patio with matching paths.

The property consists of entrance hall, 229 sq ft dual aspect lounge with fireplace having wood/multi fuel burner, office, 290 sq ft dual aspect modern fitted kitchen diner with French doors off to the garden, utility room, W.C, galleried landing, bath and shower room, master bedroom with en-suite having double depth shower, 2nd, 3rd and 4th double bedrooms.





Blackthorn Lane, Horncastle, LN9



All measurements to unplastered walls / scaled from plans

Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.